

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate	Body Corporate for:	KALUA		
	Community Titles Scheme No:	10510		
	BUP:	4679		
	Lot No:	29		
	Address:	5 -13 Parker Street, Maroochydore Qld 4558		

Regulation Module	Accommodation			
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Body Corporate Secretary/Manager	Name:	SSKB Body Corporate Management		
	Address:	PO Box 1405, Maroochydore Qld 4558		
	Telephone:	07 5445 3450		
	Fax:	07 5445 6310		

Body Corporate Committee	Is there a Committee for the Body Corporate:	Yes		
	If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee:	Not applicable		

Annual Contributions And Levies	Administrative Fund:	Annual Levy: (Gross)	\$ 7,388.90	
		Installment(s): (Gross)	Period	Amount Due Date
			01.03.18 – 30.06.18	\$ 2,582.60 01.03.18
			01.07.18 – 31.10.18	\$ 2,405.00 01.07.18
			01.11.18 – 29.02.19	\$ 2,401.30 01.11.18
		<i>Pre-issued Levy:</i>	<i>01.03.19 – 30.06.19</i>	<i>\$ 2,464.20 01.03.19</i>
	Sinking Fund:	Annual Levy: (Gross)	\$ 4,617.60	
		Installment(s): (Gross)	Period	Amount Due Date
			01.03.18 – 30.06.18	\$ 1,613.20 01.03.18
			01.07.18 – 31.10.18	\$ 1,502.20 01.07.18
			01.11.18 – 29.02.19	\$ 1,502.20 01.11.18
		<i>Pre-issued Levy:</i>	<i>01.03.19 – 30.06.19</i>	<i>\$ 1,539.20 01.03.19</i>
	Insurance Levies not included in Administrative Fund Levies:	Annual Levy:	\$ 609.00	
		Installment(s): (Gross)	Period	Amount Due Date
			01.03.18 – 30.06.18	\$ 276.92 01.03.18
			01.07.18 – 31.10.18	\$ 166.04 01.07.18
			01.11.18 – 29.02.19	\$ 166.04 01.11.18
		<i>Pre-issued Levy:</i>	<i>01.03.19 – 30.06.19</i>	<i>\$ 203.00 01.03.19</i>
	Discount:	20%		
	Other:	Nil		

Information Prescribed under Regulation Module	Not applicable – none prescribed			
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Lot Entitlements And Other Matters	Contribution Schedule Lot Entitlement:	Aggregate:	9,998	
		This Lot:	370	
	Interest Schedule Lot Entitlement:	Aggregate:	166	
		This Lot:	7	
	Balance of Sinking Fund:	\$ 189,530.93	as at	10.10.16
	Balance of Administrative Fund:	\$ 13,920.73	as at	10.10.16

**Improvements on
Common Property
for which buyer
will be responsible**

Nil.

By-law 16 grants exclusive use for car parking. A copy of the exclusive use By-law and plan is attached.

(Improvements without body corporate approval should be disclosed here by the seller)**Assets on Register**

Refer to attached Asset Register.

Insurance

Insurer:	QBE Insurance (Aust) Ltd via CHU Underwriting Agencies Pty Ltd
Policy No:	HU0038847
Current to:	28.02.19
Building Cover:	\$ 14,175,000
Public Liability:	\$ 20,000,000
Common Contents:	\$ 141,750
Loss of Rent:	\$ 2,126,250
Building Catastrophe:	\$ 4,252,500
Office Bearers Liability:	\$ 5,000,000
Machinery Breakdown:	\$ 100,000

Signing.....
Seller/Seller's Agent.....
Witness.....
Date**Buyer's
Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....
Buyer.....
Witness.....
Date

The information contained in this two page statement is provided exclusively in relation to the lot mentioned and has been obtained from records made available by the body corporate and is accurate only to the extent of the accuracy of the records produced. INSIDE OUT LEGAL SERVICES does not warrant the accuracy or reliability of the body corporate records produced including any information advised from computer records. Only improvements on common property properly authorised and recorded in body corporate records have been stated. A physical inspection of the property is not undertaken.

**INSIDE OUT LEGAL SERVICES
23.11.18**

The Seller gives notice to the Buyer of the following matters:

(a) Latent or Patent Defects in Common Property or Body Corporate Assets

[Section 223(2)(b) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(b) Actual or Contingent or Expected Liabilities of Body Corporate

[Section 223(2)(d) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(c) Circumstances in Relation to Affairs of the Body Corporate

[Section 223(3) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(d) Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(e) Proposed Body Corporate Resolutions - Clause 8.4 of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)

These matters are for consideration by the Vendor and are not disclosed in this Statement.

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- (4) However, this section does not apply to the storage of fuel in:-
(a) the fuel tank of a vehicle, boat, or internal combustion engine; or
(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- 13. GARBAGE DISPOSAL**
- (1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a Lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the common property designated by the Body Corporate for the purpose.
- (2) The occupier of a Lot must -
(a) comply with all local government local laws about disposal of garbage; and
(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.
- 14. KEEPING OF ANIMALS**
- (1) The occupier of a Lot must not, without the Body Corporate Committee's written approval-
(a) bring or keep an animal on the lot or the common property; or
(b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the Body Corporate Committee's written approval before bringing, or permitting an invitee to bring, an animal onto the Lot or the common property.
- 15. USE OF LOTS**
- (1) All lots shall be used for residential and/or holiday residential purposes only save and except for Lot 8 as mentioned in By-law 21 and By-law 22 which may be used both for residential purposes and Management/Letting services.
- (2) The water closets, conveniences and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by his own actions or those of members of his household or his servants or agents or guests.
- (3) An owner or occupier shall see that all water taps in his unit are promptly turned off after use.
- (4) All units shall be kept clean and all practicable steps shall be taken to prevent infestation by vermin and/or insects.
- (5) An owner or occupier of a Lot shall not operate or permit to be operated upon the parcel any radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including radio or television receiver) lawfully in use upon the Common Property or in any other Lot.
- 16. VEHICLE PARKING EXCLUSIVE USE ALLOCATION BY-LAW**
- (1) Each owner or occupier for the time being of each Lot identified in Schedule "E" is allocated the car space or spaces for the exclusive use for themselves and their licensees as identified in Schedule "E" on the attached plans marked "A".

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- (2) Each owner or occupier for the time being of a lot to whom exclusive use of a vehicle space or spaces is allocated pursuant to this By-law shall use such vehicle space or spaces for the purpose of vehicle parking only and shall not litter the exclusive use area or create a nuisance.
- (3) Each owner or occupier for the time being of a lot to whom exclusive use of a vehicle space or spaces is allocated pursuant to this By-law shall be responsible for maintenance and cleaning of such area and shall not use such area for storage of any item and only use such area for the purpose provided for in this By-law.

17. CAR PARK ALLOCATION

The Body Corporate Committee may permit the Resident Manager for the time being of the building to use as a car space such parts of the common property as the Body Corporate Committee in its discretion sees fit (other than those parts of the common property over which exclusive use to an owner or owners have been granted).

18. USE OF THE TENNIS COURT

An owner or occupier and/or their invitees must abide to the following rules.

- (1) No use shall be made of the tennis court which involves damage, inconvenience or nuisance to any owner, occupier or invitee nor which causes damage to the surface, fixtures or fittings of the tennis court.
- (2) The owners, occupiers and their invitees shall abide to the following reservation rules
 - (a) for the purpose of making reservations of the tennis courts, each day shall be divided into periods of half an hour commencing at 8:00 am. Reservation periods may be secured by entering the name of the user in a reservation book kept at the reception area, giving up to 24 hours clear notice in advance;
 - (b) reservations shall be made in order of request except that two consecutive period on the tennis court may not be reserved and no more than two period may be reserved in any one day. A tennis court, subject of a reservation period, shall be regarded as a reserved court.

19. GAMES ROOM AND BARBECUE

- (1) An owner or occupier must not use the games room facilities on the top level between the hours of 8:00 pm to 8:00 am, except with the consent in writing of the Body Corporate Committee.
- (2) An owner or occupier must not use the barbecue facilities on the top floor between the hours of 9:00 pm to 7:00 am, except with the consent in writing of the Body Corporate Committee.

20. RECREATIONAL AREAS

An owner or occupier must not use Common Property recreational areas between the hours of 10:00 pm to 7:00 am, except with the consent in writing of the Body Corporate Committee. This By-law is not applicable to those areas of common property mentioned in Clause 10, 18 and 19, which contain specific By-laws relating to permitted times of use.

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26. DUTIES OF OCCUPIERS

The duties and obligations imposed by these By-laws on an owner of a lot shall be observed by the owners, tenants, guests, servants, employees, agents and invitees etc., unless permission is granted for relaxation thereof by the Committee or by the Resident Manager who acts on behalf of the Body Corporate Committee.

SCHEDULE D
ANY OTHER REQUIRED OR PERMITTED DETAILS

Nil

SCHEDULE E
ALLOCATION OF EXCLUSIVE USE AREA

LOT ON PLAN	EXCLUSIVE USE AREA	PURPOSE OF USE	BY- LAW REFERENCE
Lot 1 on BUP 4679	Area 1 on sketch plan "A"	Carpark	By-law 16
Lot 2 on BUP 4679	Area 2 on sketch plan "A"	Carpark	By-Law 16
Lot 3 on BUP 4679	Area 3 on sketch plan "A"	Carpark	By-Law 16
Lot 4 on BUP 4679	Area 4 on sketch plan "A"	Carpark	By-Law 16
Lot 5 on BUP 4679	Area 5 on sketch plan "A"	Carpark	By-Law 16
Lot 6 on BUP 4679	Area 6 on sketch plan "A"	Carpark	By-Law 16
Lot 7 on BUP 4679	Area 7 on sketch plan "A"	Carpark	By-Law 16
Lot 8 on BUP 4679	Area 8 on sketch plan "A"	Carpark	By-Law 16
Lot 9 on BUP 4679	Area 9 on sketch plan "A"	Carpark	By-Law 16
Lot 10 on BUP 4679	Area 10 on sketch plan "A"	Carpark	By-Law 16
Lot 11 on BUP 4679	Area 11 on sketch plan "A"	Carpark	By-Law 16
Lot 12 on BUP 4679	Area 12 on sketch plan "A"	Carpark	By-Law 16
Lot 13 on BUP 4679	Area 13 on sketch plan "A"	Carpark	By-Law 16
Lot 14 on BUP 4679	Area 14 on sketch plan "A"	Carpark	By-Law 16
Lot 15 on BUP 4679	Area 15 on sketch plan "A"	Carpark	By-Law 16
Lot 16 on BUP 4679	Area 16 on sketch plan "A"	Carpark	By-Law 16
Lot 17 on BUP 4679	Area 17 on sketch plan "A"	Carpark	By-Law 16
Lot 18 on BUP 4679	Area 18 on sketch plan "A"	Carpark	By-Law 16
Lot 19 on BUP 4679	Area 19 on sketch plan "A"	Carpark	By-Law 16
Lot 20 on BUP 4679	Area 20 on sketch plan "A"	Carpark	By-Law 16
Lot 21 on BUP 4679	Area 21 on sketch plan "A"	Carpark	By-Law 16
Lot 22 on BUP 4679	Area 22 on sketch plan "A"	Carpark	By-Law 16
Lot 23 on BUP 4679	Area 23 on sketch plan "A"	Carpark	By-Law 16
Lot 24 on BUP 4679	Area 24 on sketch plan "A"	Carpark	By-Law 16
Lot 25 on BUP 4679	Area 25 on sketch plan "A"	Carpark	By-Law 16
Lot 26 on BUP 4679	Area 26 on sketch plan "A"	Carpark	By-Law 16
Lot 27 on BUP 4679	Area 27 on sketch plan "A"	Carpark	By-Law 16
Lot 28 on BUP 4679	Area 28 on sketch plan "A"	Carpark	By-Law 16
Lot 29 on BUP 4679	Area 29 on sketch plan "A"	Carpark	By-Law 16

NEW COMMUNITY MANAGEMENT STATEMENT**KALUA COMMUNITY TITLES SCHEME 10510**

Lot 30 on BUP 4679	Area 30 on sketch plan "A"	Carpark	By-Law 16
Lot 31 on BUP 4679	Area 31 on sketch plan "A"	Carpark	By-Law 16

ASSET REGISTER

KALUA CTS 10510

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Table Tennis Table	Furniture & Fittings	Purchase	16/04/02	Amart All Sports Nicklin Way KAWANA WATERS		0.00	425.00
Wheelbarrow	Plant and Machinery	Purchase	22/09/03	BBC Hardware Maroochydore	169.00	169.00	169.00
4 Burner BBQ	Furniture & Fittings	Purchase	01/01/04	Barbeque & Fireplace Ctr 4/125 Sugar Road MAROOCHYDORE QLD 4558	299.00	299.00	299.00
Hedge Trimmer	Plant and Machinery	Purchase	01/11/00			0.00	389.00
Whipper Snipper	Plant and Machinery	Purchase	01/01/04	Sunshine Coast Mowers 189 Brisbane Road MOOLOOLABA QLD 4557	259.00	259.00	259.00
Electric Blower	Plant and Machinery	Purchase	28/10/04	Mowers Plus 29 coronation Av NAMBOUR 4560 PAID BY ROB WEIDEN-REIMBURSED	149.00	149.00	
Games Rm Furniture 2 x Homestead Deluxe Table 12 x Kimberly Chairs	Furniture & Fittings	Purchase	29/08/05	WIEDEN R & KL Kalua Holiday Apartments 8/13 Parker Street, Maroochydr (outdoor furniture specialists	878.00	878.00	878.00
pressure cleaner	Cleaning Equipment	Purchase	17/01/06	WIEDEN R & KL Kalua Holiday Apartments 8/13 Parker Street MAROOCHYDORE QLD 4558	835.00	835.00	
Page Totals					2,589.00	2,589.00	2,419.00
Report Totals					2,589.00	2,589.00	2,419.00

ASSET REGISTER

KALUA CTS 10510

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Bbq Area Furniture	Furniture & Fittings	Purchase	06/11/07	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	807.00	807.00	
GARAGE SWEEPER	Plant and Machinery	Purchase	01/09/14			0.00	0.00
Tbl Res Toscana23/11	Furniture & Fittings	Purchase	25/11/15	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	448.00	448.00	448.00
Ins Solar Controller	Plant and Machinery	Purchase	07/12/15	BILLABONG POOLS PO Box 8088 MAROOCHYDORE DC QLD 4558	495.00	495.00	495.00
Pool area Lnge-white	Furniture & Fittings	Purchase	03/04/17	DAYDREAM LEISURE FURNITURE Cnr Main Drive & Nicklin Way WARANA QLD 4575	807.00	807.00	807.00
Page Totals					2,557.00	2,557.00	1,750.00
Report Totals					5,146.00	5,146.00	4,169.00

Pool safety certificate

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Version 1 effective 6 October 2010

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*

1. Pool safety certificate number

Certificate number:

101184001803

2. Location is the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

5 PARKER ST, MAROOCHYDORE

Lot/s on plan:

0BUP4679

Local government area:

SUNSHINE COAST REGIONAL

3. Exemptions, alternative solutions or special restrictions for the swimming pool

If it is known that an exemption, alternative solution or restriction is applicable to the swimming pool please state this. For example, a restriction may require a permanent body of water that is part of the swimming pool barrier to be maintained to a minimum depth. This will help provide pool owners with a concise and practical explanation of the exemption, alternative solution or restriction. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No exemptions apply

No alternative solutions apply

No special restrictions apply

4. Shared pool or non-shared pool

☒ Shared pool

☐ Non-shared pool

5. Pool safety certificate expiry

Effective date:

14 Feb 2018

Expiry date:

13 Feb 2019

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the Building Act 1975, the pool is a complying pool.

Name:

Martin Tone

Pool safety inspector licence
number:

101184

Signature:

Date:

14 Feb 2018

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the Building Act 1975. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for noncompliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.dip.qld.gov.au/poolsafety for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

This is a public document and the information in this form will be made available to the public.